

**PB# 82-1**

**Lands of Ted Buhl**

Lands of Ed Gahl

82-1

Approved 4/28/82  
Given to Town Clerk

TOWN OF NEW WINDSOR		General Receipt		4818
555 Union Avenue New Windsor, N. Y. 12550				
Received of		Jan. 26 19 82		
Hand of Ted Buhl (82-1)		\$ 25.00		
Twenty-five and 00/100				DOLLARS
For Planning Board 82-1				
DISTRIBUTION				
FUND	CODE	AMOUNT		
25.00				
Ch				
		By Pauline J. Townsend		
		Town Clerk.		

TOWN OF NEW WINDSOR		General Receipt		4875
555 Union Avenue New Windsor, N. Y. 12550				
Received of		Apr. 29 19 82		
Ted Buhl		\$ 75.00		
Seventy-five				DOLLARS
For Sub-division App. Fee 82-1				
DISTRIBUTION				
FUND	CODE	AMOUNT		
75.00				
Ch				
		By Pauline J. Townsend		
		Town Clerk		
		Title		

Williamson Book Co., Rochester, N. Y. 14609

FROM:

**TOWN OF NEW WINDSOR**

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

☐ **URGENT** PLEASE REPLY

☒ **REPLY NOT NECESSARY**

DATE 10 March 1982

TO:

New Windsor Planning Board

**SUBJECT**

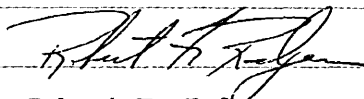
Ted Buhl

**MESSAGE**

FOLD HERE  
TO FIT  
WINDOW —  
ENVELOPE

I have reviewed the aforementioned site plan and have no objection to the

size of the roadway.



Robert F. Rodgers  
Fire Inspector

SIGN HERE

**REPLY**

DATE

SIGN HERE

ADDRESSEE: PLEASE KEEP WHITE COPY AND RETURN PINK COPY

Received 4/29/82  
Lewin



TED EURL  
1 CORNWALL AVE.  
914 534-3770  
CORNWALL ON HUDSON, NY 12520

421

April 28, 1982

Pay to the  
order of

Town of New Canaan

\$ 1,250.00

One thousand two hundred & fifty &  $\frac{00}{100}$

BANK ONE

ONE ONE ONE COLUMBUS BL.  
COLUMBUS, OH 43215

From Rec fee - in full

Ted Burke

⑆044000804⑆ 3011366455⑆ 0421



Date January 26 1982

Application No. 82-1

APPLICATION FOR SUBDIVISION APPROVAL  
Town of New Windsor, 555 Union Avenue, Orange County, N.Y.  
Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision Lands of Ted Buhl
2. Location Beatie Rd Section 55 Block 1- Lot 68
3. Acreage 1.25 4. Number of lots 16 lots 5. Zone R-3  
4 lots under 5 Acre over 5 Acre
6. Name & address of subdivider Ted Buhl  
1 Cornwall Ave Cornwall - Hudson N.Y. 12530
7. Name & address of record owner of land Same
8. Present and intended uses Residential Building lots

\* 4. 4 lots under 5 acre & 16 lots 5 acre or more  
The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant Ted Buhl

Application fee \$25.00 pd. 1/26/82



# COUNTY OF ORANGE

Department of Law  
ORANGE COUNTY GOVERNMENT CENTER  
GOSHEN, NEW YORK 10924 TEL: 914-294-5151

JAMES G. SWEENEY, County Attorney

March 8, 1982

Mr. Ted Buhl  
One Cornwall Avenue  
Cornwall-on-Hudson, New York 12520

RE: Town of New Windsor  
Section 55, Block 1, Lot 68

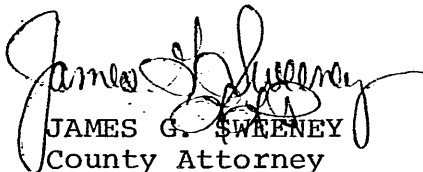
Dear Mr. Buhl:

This will acknowledge that you have paid the price for the above referenced parcel.

Accordingly, I deliver herewith the deed to said parcel. The deed should be recorded in the Orange County Clerk's Office.

Please acknowledge receipt of same by signing and returning the enclosed copy of this letter.

Sincerely,

  
JAMES G. SWEENEY  
County Attorney

LLP  
Encs.

RECEIVED: MARCH \_\_\_\_\_, 1982

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**Memo FROM:**

555 UNION AVENUE

TOWN OF NEW WINDSOR

NEW WINDSOR, NEW YORK 12550

**TO:**

Supervisor Petro and

Town Board Members

**DATE:** March 16, 1982

**SUBJECT:** Ted Buhl Subdivision Recreation Fees (Parkland)

—FOLD HERE—

The Planning Board is requesting permission to schedule Recreation payments by Ted Buhl for his approved subdivision as follows:

Motion by Mr. Jones seconded by Mr. Schiefer that the Planning Board of the Town of New Windsor recommend to the Town Board that they approve the periodic payment of the recreation fee for the Ted Buhl Subdivision. Ted Buhl will pay for five (5) lots. When lot six (6) is sold, he will pay for five (5) additional lots. When ten (10) lots are sold he will pay for remaining lots. This agreement if approved by the Town Board will be a NOTATION on the subdivision map.

Roll call: Jones:yes Spignardo:yes  
Infante:yes Scheible:yes  
Schiefer:yes Reyns:yes  
Van Leeuwen:obtain

Motion approved - 6 ayes, 1 obtain

Very truly yours,

by Henry Van Leeuwen  
HENRY VAN LEEUWEN  
Chairman

HVL/s

# Hamptonburgh Planning Board

Campbell Hall, New York 10916

*Hamptonburgh Planning Board  
received  
Dec. 24, 1981  
S.H.*

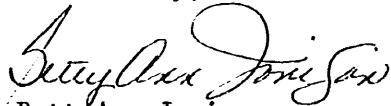
December 23, 1981

Mr. E. Spignardo, Chairman  
New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York

Dear Mr. Spignardo:

NOTICE IS HEREBY GIVEN that a public hearing for preliminary approval of a 6 lot subdivision of the lands of Ted Buhl located on Beattie Road in the Town of Hamptonburgh, being tax map parcel Sec. 13, Blk. 1, Lot 51.2, has been rescheduled to January 7, 1982 at 7:30 P.M. in Town Hall, Church Street, Campbell Hall, New York.

Yours truly,



BettyAnn Jonigan,  
Secretary  
Hamptonburgh Planning Board

**THIS INDENTURE**, made the 5th day of March , nineteen hundred and eighty-two  
**BETWEEN**

THE COUNTY OF ORANGE, a municipal corporation with offices  
at the Orange County Government Center, 255-275 Main Street,  
Goshen, New York 10924,

party of the first part, and

TED BUHL, residing at One Cornwall Avenue, Cornwall-on-Hudson,  
New York 12520,

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of \$41,110.00----- Dollars  
and other valuable considerations paid by the party of the second part, does hereby remise, release and quitclaim  
unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying  
and being in the

**TOWN OF NEW WINDSOR** designated on the Orange County Tax Map as  
follows:

Section 55, Block 1, Lot 68

**BEING** the same premises conveyed to the County of Orange by Tax  
Deed dated September 16, 1981 and recorded in the Orange County  
Clerk's Office on September 16, 1981 in Liber 2204 of Deeds at  
page 563, said property being formerly owned by Okuraya of  
America.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof, TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises, TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

~~AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.~~

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

COUNTY OF ORANGE

BY 

LOUIS HEIMBACH, COUNTY EXECUTIVE

THIS INDENTURE, made the 5th day of March , nineteen hundred and eighty-two  
BETWEEN

STATE OF NEW YORK, COUNTY OF

ss: STATE OF NEW YORK, COUNTY OF

ss:

On the            day of            , 19    , before me  
personally came

On the            day of            , 19    , before me  
personally came

to me known to be the individual    described in and who  
executed the foregoing instrument, and acknowledged that  
executed the same.

to me known to be the individual    described in and who  
executed the foregoing instrument, and acknowledged that  
executed the same.

STATE OF NEW YORK, COUNTY OF ORANGE

ss: STATE OF NEW YORK, COUNTY OF

ss:

On the 5<sup>th</sup> day of March , 1982 , before me  
personally came LOUIS HEIMBACH  
to me known, who, being by me duly sworn, did depose and  
say that he resides at No. R.D. #3, Middletown  
New York;  
that he is the County Executive  
of the County of Orange

On the            day of            , 19    , before me  
personally came  
the subscribing witness to the foregoing instrument, with  
whom I am personally acquainted, who, being by me duly  
sworn, did depose and say that he resides at No.  
;  
that he knows

the corporation described  
in and which executed the foregoing instrument; that he  
knows the seal of said corporation; that the seal affixed  
to said instrument is such corporate seal; that it was so  
affixed by order of the board of directors of said corpora-  
tion, and that he signed his name thereto by like order.

to be the individual  
described in and who executed the foregoing instrument;  
that he, said subscribing witness, was present and saw  
execute the same; and that he, said witness,  
at the same time subscribed his name as witness thereto.

County Legislature of said County, and  
that he signed his name thereto pursuant  
to Resolution No. 46 of 1982 of the  
County Legislature, duly adopted  
February 11, 1982.

Nancy R. Brendel  
Notary Public  
**Quitclaim Deed**

NANCY R. BRENDL  
Notary Public, State of New York  
Qualified in Orange County  
Commission Expires March 30, 1984

TITLE NO.

COUNTY OF ORANGE  
TO  
TED BUHL

SECTION

BLOCK

LOT

COUNTY OR TOWN

RECORDED AT THE REQUEST OF

**Lawyers Title Insurance Corporation**  
RETURN BY MAIL TO

STANDARD FORM OF

NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

**Lawyers Title Insurance Corporation**

Home Office ~ Richmond, Virginia

750 THIRD AVENUE AT 46th STREET, NEW YORK, N.Y. 10017

Zip No.

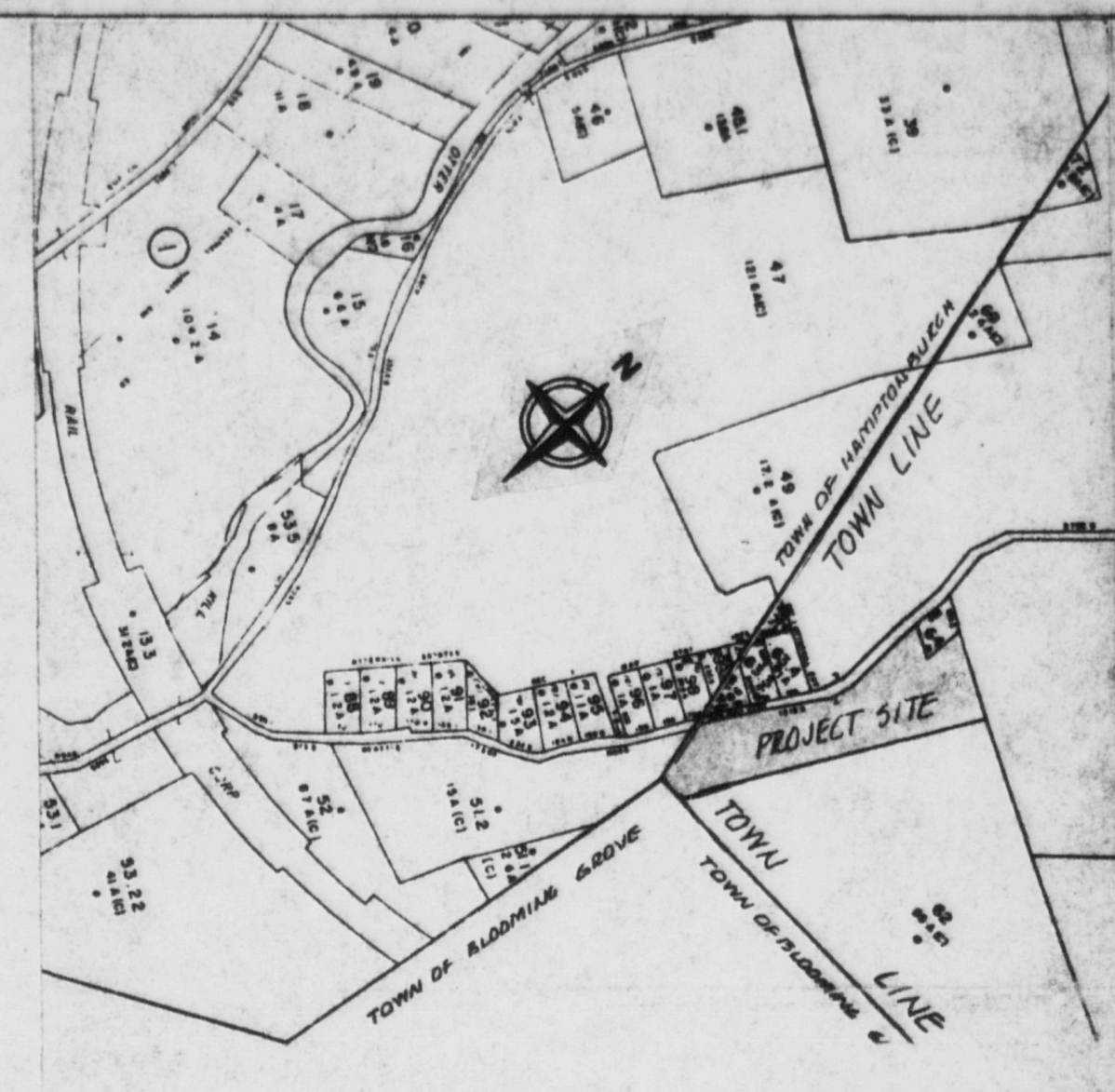
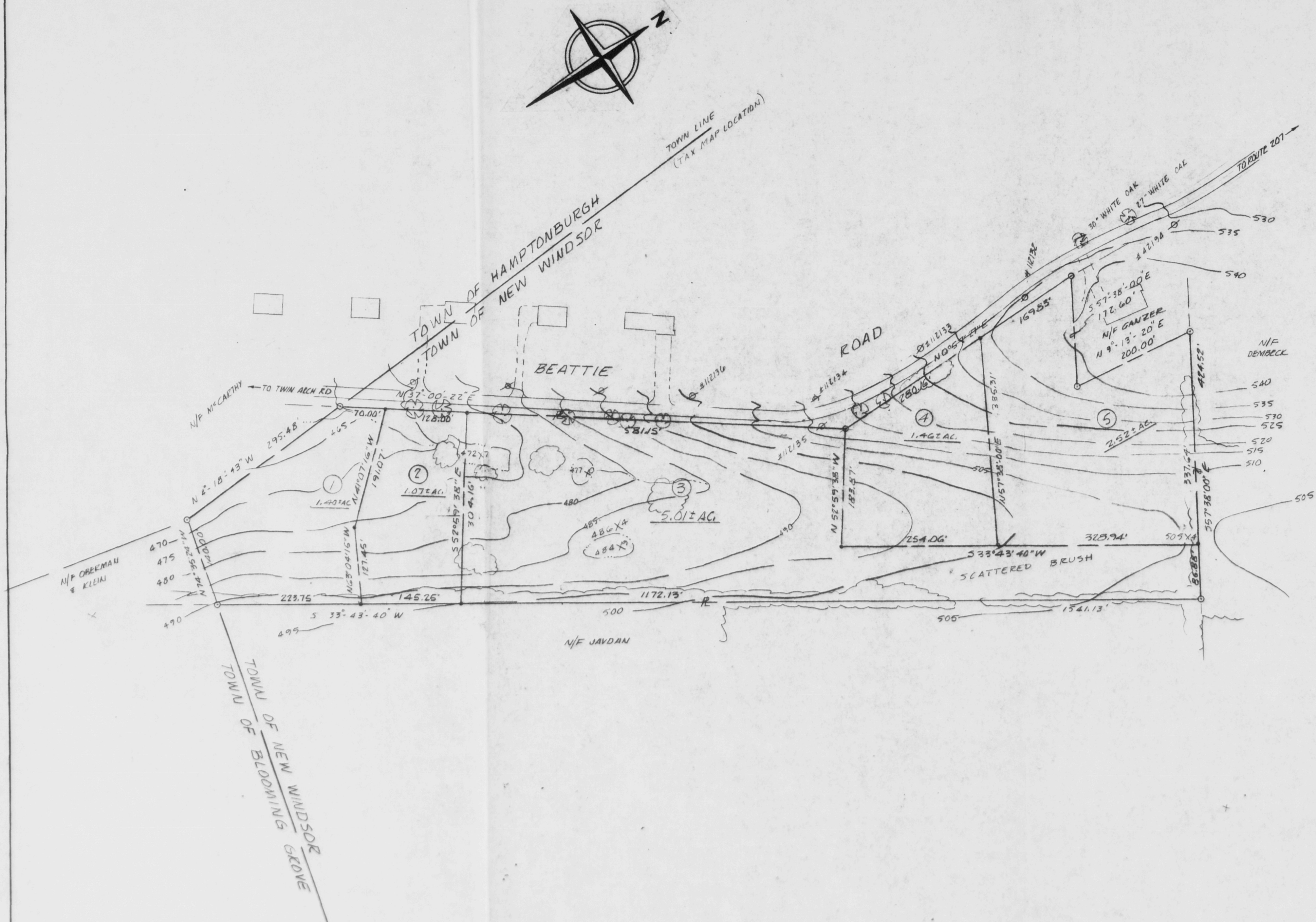
Reserve This Space For Use of Recording Office

This conveyance is authorized by Section 1018(4) of the Real Property Tax Law by virtue of the provisions of Orange County Local Laws #9 and #12 of 1979 as last amended by Orange County Local Law 2 of 1981.

Orange County makes no representation or warranties of any kind with regard to the property conveyed hereby and does not represent the same are unoccupied.

Orange County makes no representation as to the accuracy of the aforementioned owner of the parcel conveyed hereby prior to the ownership of Orange County nor to the accuracy of the deed recordation date. The same is included herein as a convenience and reference only.

The parcel conveyed hereby is conveyed subject to all lawfull occupancies if any, and all applicable rules, regulations, ordinances, local laws, statutes and laws of the municipality in which it is located, Orange County, the State of New York and the United States of America.



LOCATION PLAN  
1" = 800' ±

#### NOTES

1. BEING A SUBDIVISION OF PART OF LOT 66, BLK 1, SECTION 55 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
2. SUBDIVIDER: THEODORE BUHL, 1 CORNWALL AVE. CORNWALL, NY - HUDSON N.Y. TEL. (914) 534-8770
3. PROPERTY ZONE R-3; NUMBER OF LOTS SHOWN: 5
4. TOTAL PARCEL AREA: 11.461 ACRES.
5. TOPOGRAPHY SHOWN IS FROM UNCONTROLLED AERIAL PHOTOGRAMETRY.

Minor Subdivision APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 4-28-82

BY Carl E. Schiefer  
CARL E. SCHIEFER  
SECRETARY



<b>McGOEY, HAUSER &amp; GREVAS</b> CONSULTING ENGINEERS 45 Quassick Ave. (Rte. 9-W) New Windsor, New York 9 High Street Port Jervis, New York			<b>WHITE ASH ACRES</b> TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK		
Revision 1 DATE 82 	Date 	Description REVISED TO FINAL STATUS	Drawn 	Checked 	Scale 1"=100' 
Job No. 064582			Date 27 JAN 82		Job No. 064582
<b>SUBDIVISION PLAN</b>			Sheet 1 of 1		